

SAFAssist

SHORTSALE AND FORECLOSURE ASSISTANCE

A Coldwell Banker Howard Perry and Walston Program

Date: 6-1-12

Fax: 614-776-8685

Attn: Chase Home Preservation Department

RE: Chase Loan numbers: 3010850257, 301007514, 3010075129, and 3010070575

Owners: Henry and Victoria Saucedo

Property Address: 1301-1303 Ivy St. Durham, NC 27701
1317-1319 Ivy St. Durham, NC 27701
1321-1323 Ivy St. Durham, NC 27701
1211-1213 Juniper St. Durham, NC 27701

From: Karen Ross
Email: rossK@hpw.com
Phone: 919-573-8110
Fax: 919-645-9593

Message: Please see attached information sheet

Gurley & Cookson, PLLC
Andrew Cookson
5986 Six Forks Road
Raleigh, NC 27609
919-866-0965

SAF Assist
Coldwell Banker Howard Perry & Walston
1001 Wade Ave Suite 101
Raleigh, NC 27605
919-573-8110

Chase Property Preservation Department
Regarding:
Owners: Henry and Victoria Saucedo

Contact:
Karen Ross –
Coldwell Banker Howard Perry and Walston
SAFAssist Program Coordinator
Short Sale and Foreclosure Assistance Program
Phone: 919-573-8110
Fax: 919-645-9593
Email: safassist@hpw.com

Listing Agent: Deborah Fedrick

Property Address: 1301-1303 Ivy St. Durham, NC 27701
Account Number: 3010850257
Judgment Liens imposed by the City of Durham for not maintaining the property:
\$ 2717.50

Property Address: 1317-1319 Ivy St. Durham, NC 27701 (Unit 1317 has tenant)
Account Number: 301007514
Judgment Liens imposed by the City of Durham for not maintaining the property:
\$15,000

Property Address: 1321-1323 Ivy St. Durham, NC 27701 (Unit 1321 has tenant)
Account Number: 3010075129
Judgment Liens imposed by the City of Durham for not maintaining the property:
\$3426.25

Property Address: 1211-1213 Juniper St. Durham, NC 27701
Account Number: 3010070575
Judgment Liens imposed by the City of Durham for not maintaining the property:
\$4961.33

All of the above properties are currently listed for sale and currently have a contract of sale. These contracts are "AS IS" and are in the amount of 16,000 each. We are currently working with the City of Durham on the amount of the liens they have attached to the properties. As it stands now, unless we are able to get the City to reduce their fines we will not be able to sell.

The property owners have a definite hardship and now live in California. They are unable to maintain the properties. They can do nothing monetarily or personally (since they reside in California).

They were paying an individual by the name of Rick Soles to maintain and lease the properties. They ceased paying him when they started receiving penalties from the City of Durham for the hazardous property conditions and were unable to reach him. If they had the means to file charges against him they would.

The owners have been trying to sell the properties for 2 years now and have been unable to do so until the current offer.

The properties are secure- the City has boarded up the windows and doors on most.

Thank you,

Karen Ross

Coldwell Banker Howard Perry and Walston

SAFAssist Program Coordinator

Short Sale and Foreclosure Assistance Program

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